

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903

MARCH 7, 2006

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, Tuesday, March 21, 2006, at 5:00, 6:30 and 7:30 p.m., when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:00 P.M.

MALCOLM DANIELS: 115 Harris Avenue, Lot 26 on the Tax Assessor's Plat 26 located in a Manufacturing M-1 Zone; to be relieved from Section 703.2 pursuant to Section 200 in the proposed alteration of the second floor of this existing building that would be used for office space in conjunction with the existing nightclub on the first floor. Offices are permitted within this M-1 district; the applicant

is requesting a dimensional variance relating to the parking requirement, whereby, 5 parking spaces are required, no on-site parking is available. The lot in question contains approximately 12,628 square feet of land area.

SMITH HILL COMMUNITY DEVELOPMENT CORPORATION: 211-237 Douglas Avenue, Lots 84, 85, 86, 87 & 89 on the Tax Assessor's Plat 68 located in a Commercial C-2 Zone; to be relieved from Section 305 pursuant to Section 200. Lots 84, 85, 86 & 87 currently sit vacant of structures. Lot 89 has a building that was previously used for manufacturing and this structure would be demolished. The applicant proposes to merge all five lots into one lot where two 3-story mixed use buildings would be constructed comprising 13 residential units and 5 commercial units. The proposed uses are permitted within this C-2 district. The applicant is requesting a dimensional variance and seeks relief from regulations governing front yard setback, whereby in a commercial zone buildings must be built coincident with the front property line; the new structures would be set back from the front lot line 5 feet 8 inches. This project had previous Board approval concerning the parking requirements, whereby, 30 parking spaces are required, 20 spaces would be provided. The lots in question contain approximately 29,961 square feet of land area.

SWAP, INC.: 49 Massie Street (a/k/a 840 Broad Street), Lot 14 on the Tax Assessor's Plat 48 located in a Commercial C-2 Zone; to be

relieved from Sections 305, 425.1(A)(3), 507.2(A), 507.3(C), 507.4(G), 703.2 and 704.2 pursuant to Section 200 in the proposed construction of a 22' x 40' addition to this existing building that would be changed from a café and 2 dwelling units to 9 dwelling units only. The applicant is requesting a use variance in order to alter the first floor for dwelling units rather than the required commercial space, and a dimensional variance relating to regulations governing lot area per dwelling unit; canopy coverage (amount of trees); front yard setback; covered entry porches; the parking requirement, whereby 13 parking spaces are required, 6 spaces would be provided; and the front yard paving restriction. The lot in question contains approximately 8,242 square feet of land area.

PROVIDENCE REDEVELOPMENT AGENCY, OWNER AND ANGEL SANTANA, APPLICANT: 21 Salisbury Street, Lot 957 on the Tax Assessor's Plat 48 located in a Residential R-3 Zone. The applicant is requesting a special use permit pursuant to Section 419.6 in order to develop lot 957 for an off-street automobile parking lot that would provide 7 additional parking spaces to satisfy the parking needs of 14 Salisbury Street, plat 48, lot 280. Further, relief is being requested from Sections 425.1(A), 425.2(C) and 705.3, whereby the proposed parking lot does not meet the requirements for proper approach, turning, exiting for the automobiles, canopy coverage (amount of trees) and screening. Lot 957 contains approximately 3,000 square feet of land area.

MARIO N. FERREIRA: 202-204 Messer Street, Lot 80 on the Tax Assessor's Plat 36 located in a Residential R-3 Zone; to be relieved from Sections 303-use code 41 and 607.1. The current legal use of the above-described property is a store and three-dwelling units. The applicant proposes to change the store to an office dealing in finance, insurance and real estate services. The existing dwelling units would remain unchanged. The applicant is requesting a use variance for the office in this residential R-3 district, and a dimensional variance relating to regulations governing signs, whereby a 20 square foot sign is proposed, and signs in residential districts are restricted to a total of 6-sq. ft. The lot in question contains approximately 2,000 square feet of land area.

PROVIDENCE LIFE CENTER: 11 Turner Street (a/k/a 18 cliff Street), Lot 606 on the Tax Assessor's Plat 65 located in a Manufacturing M-1 Zone; to be relieved from Sections 303-use code 23 and 703.2 in the proposed change in the use of this existing building from a warehouse to a church. The applicant is requesting a special use permit for the church within this industrial M-1 district, and a special use permit pursuant to Section 707.1 relating to the parking regulations, whereby 16 parking spaces are required, 13 spaces would be provided. The lot in question contains approximately 12,800 square feet of land area.

REYNA & JAVIER BERNARD: 259-261 Webster Avenue (corner Elmdale Ave.), Lot 473 on the Tax Assessor's Plat 104 located in a

Residential R-3 Zone; to be relieved from Section 304 in the proposed construction of a 10.5' x 7'1" bulkhead addition attached to the south side of the existing 3-family dwelling. The applicant is requesting a dimensional variance relating to regulations governing the side yard setback. The lot in question contains approximately 5,000 square feet of land area.

6:30 P.M.

ARMANDO JIMENEZ: 157-159 Governor Street, Lot 126 on the Tax Assessor's Plat 14 located in a Residential R-3 Zone; to be relieved from Section 303-use code 24.5 in the proposed use of the first floor of this existing building for a dentist's office. The second and third floors combined will remain as one dwelling unit. The applicant is requesting a use variance in order to retain the office on the first floor, and a dimensional variance relating to the parking requirement, whereby 4 parking spaces are required, 2 spaces currently exist. The lot in question contains approximately 4,577 square feet of land area.

HENRY J. ALBANESE AND ALICE C. ALBANESE, OWNERS AND 1481 REALTY, LLC, APPLICANT: 7 Wakefield Avenue & 42 Westerly Avenue, Lots 312 & 311 on the Tax Assessor's Plat 109 located in a Residential R-3 Zone; to be relieved from Section 204.2 in the proposed construction of a 24' x 46' single-family dwelling on lot 312 (7 Wakefield Ave.). The existing single-family dwelling on lot 311 (42

Westerly Ave.) will remain unchanged. Lot 311 contains 4,495 square feet of land area and lot 312 contains 3,200 sq. ft. of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a single-family dwelling on lot 312.

HELEN MACDONALD: 11 & 15 Metcalf Street, Lots 6 & 7 on the Tax Assessor's Plat 74 located in a Residential R-3 Zone; to be relieved from Sections 204.2 and 419.7 in the proposed construction of a 30' x 48' two-family dwelling on each lot. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately, and a special use permit pursuant to Section 419.7 to construct a two-family dwelling on each of these 3,200 square foot lots.

MIKE COSTA: 5 Imera Avenue & 124 Sisson Street, Lot 728 on the Tax Assessor's Plat 94 located in a Residential R-2 Zone; to be relieved from Sections 105.3 and 304 in the proposed subdivision of lot 728 into two new lots. One lot would contain approximately 3,200 square feet of land area upon which the existing single-family dwelling would remain at 5 Imera Avenue. A second lot consisting of 3,200 sq. ft. of land area would be created at 124 Sisson Street upon which a new 44' x 24' single-family dwelling would be constructed. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area conformance, whereby in a residential R-2 district new lots must have an area of 5,000-sq. ft. with 50 ft. of frontage. Further relief is being sought from the side yard setback requirement. The lot in question contains approximately 6,400-sq. ft. of land area.

ADEBO FAFIYEBI: 486 Friendship Street, Lot 576 on the Tax Assessor's Plat 23 located in a Residential R-3 Zone; to be relieved from Sections 204.8(A), 303-use code 42 and 607.1 in the proposed change in the use of this existing building from a lounge and 5 dwelling units to a hair salon and 4 dwelling units. Further proposed is a 2' x 4' sign. The applicant is requesting a use variance in order to alter the first floor for the hair salon. This proposal meets the requirements for paving and parking. The lot in question contains approximately 3,707 square feet of land area.

6-10 Pallas Street, LLC: 6-10 Pallas Street, Lot 25 on the Tax Assessor's Plat 28 located in a Residential R-3 Zone; to be relieved from Section 704.2(A). The applicant proposes to construct a three-family dwelling, which is a permitted use within this R-3 district.

Relief is being sought from regulations governing the number of driveways, whereby the proposed structure is designed in townhouse style with each unit having its own garage and driveway. The applicant is requesting a dimensional variance in order to pave more than 33 percent of the front yard to provide three driveways. The lot in question contains approximately 8,032 square feet of land area.

7:30 P.M.

JOHN READEY, JR., SIX HUNDRED EIGHTY ONE WESTMINSTER, LLC & STATE OF RHODE ISLAND, OWNERS AND 02903 REALTY PARTNERS, LLC, APPLICANT: 673-693 Westminster Street, and 322-334 Washington Street, Lots 244, 245, 254, 412, 413, 414 & 441 on the Tax Assessor's Plat 25 located in a Commercial

C-2 District and the West Side Overlay District; to be relieved from Sections 304, 506.3(A), 506.3(B), 506.3(D)(1), 506.4(A), 506.4(E), 506.6(D), 506.6(H) and 703.2 in the proposed demolition of the existing commercial building on lot 254 (the remaining lots currently being utilized for parking) and the construction of a new 18-story building containing 164 residential units, retail space and a health club. The uses proposed are all permitted within the commercial C-2

district. The applicant is requesting a dimensional variance and seeks relief from regulations governing the height restriction, whereby in this C-2 zone building height is limited to 45 feet, and the proposed building would peak at 210 feet. Further relief is being sought from the lot area per dwelling unit requirement, minimum front yard, building frontage, lot line treatment for parking areas, roof treatment, site access for parking area, and curb cuts, and provisions governing parking, whereby the proposed building necessitates 286 parking spaces, 255 spaces would be provided. The applicant further seeks to demolish the existing building pursuant to Section 506.4(A), a special use permit. The lots in question (including the abandonment of Stewart Street and a portion of Lyman Street) contain approximately 39,177-sq. ft. of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376